

# 1423 N Atherton Street

State College, PA 16803

±6,027 SF 1st Floor with Drive Thru Available For Sale



**1st FLOOR FOR SALE**

## Questions? Contact Us.

**Greg Jones**

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**Colin Hodgson**

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c. 302-588-8179

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## Highlights

Asking Price: \$1,800,000

- 1st Floor Former Bank Suite with a Drive Thru
- Highly Visible from busy N Atherton Street with 22,146 AADT
- Ample Parking Spaces Available
- Close Proximity to Penn State University and minutes from downtown State College
- Ideal location for financial institution or office

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Walmart

GIANT

weis

Wegmans

TRADER JOE'S

TJ-maxx

Demographic	1 Mile	3 Miles	5 Miles
Population	12,184	70,741	86,158
Households	6,178	26,305	32,769
Avg HH Income	\$74,392	\$91,694	\$103,758
Daytime Employees	3,807	23,764	32,845



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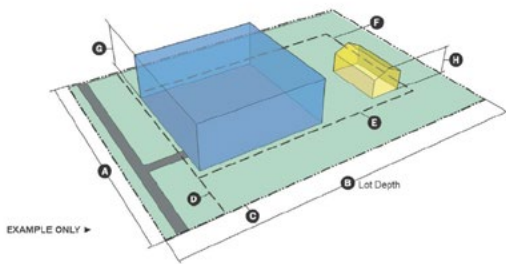
★ § 27-205.12 Office Commercial (OC) District.

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Community Gardens	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
2	Banks and Financial Establishments	P
2	Business, Professional and Financial Offices	P
2	Clinics and Medical and Dental Offices	P
2	Health and Athletic Clubs	P
2	Printing Establishments	P
2	Studios for instruction in Music, Performing Arts and Visual Media	P
2	Tutoring and Study Centers	P
3	Child/Day Care Centers	P
3	Mortuaries	P
3	Places of Assembly, Community	C
4	Emergency Services	P
4	Essential Services – Type 1	P
4	Portable Water Pump Station Facilities	C

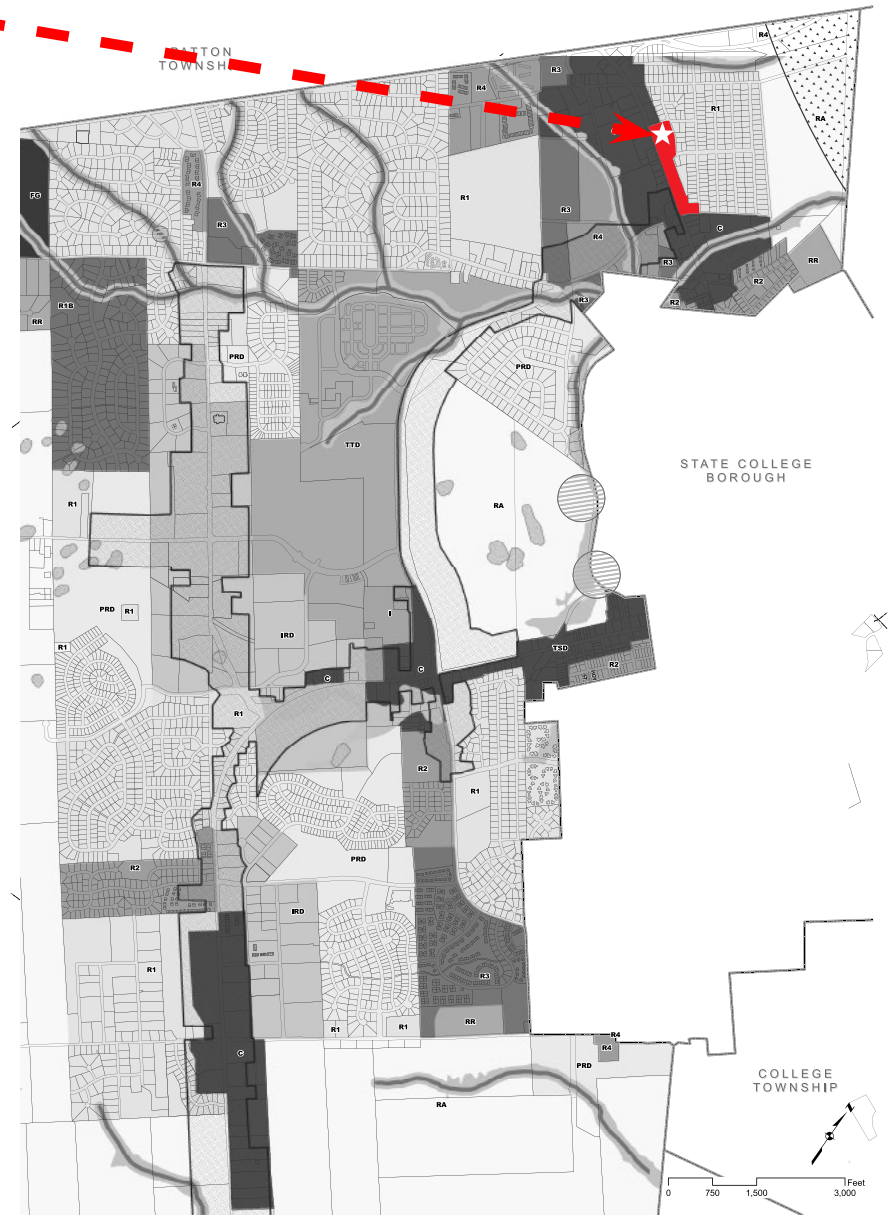
ACCESSORY USES		
Use	Area and Bulk Categories	
Accessory Use Customarily Incidental to the Specified Principal Use	T	2, 3, 4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P, P
Community Garden	P	P, P
Food Trucks	P	P, P
Research, Development, Engineering or Testing Laboratory	P	P, P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	1 ac	7,500 sf	7,500 sf	1 ac	n/a	
	Lot Width	at Building Setback Line	75 ft	25 ft	50 ft	60 ft	n/a
		at Street Line	75 ft	25 ft	50 ft	60 ft	n/a
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	n/a
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		Side Yard, for Principal Use	30 ft	15 ft	15 ft	15 ft	n/a
Rear Yard, for Principal Use		50 ft	50 ft	50 ft	50 ft	n/a	
Maximum	Height						
	Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a	
	Accessory Structure	24 ft	24 ft	24 ft	24 ft	n/a	
Coverage	Building	n/a	45%	45%	30%	n/a	
	Impervious Surface	30%	75%	75%	50%	n/a	

- AREA AND BULK CATEGORIES:
- 1 – conservation and recreation activities
  - 2 – small-scale commercial uses
  - 3 – additional commercial and institutional uses
  - 4 – governmental, utility, and communication facilities



P = Permitted Use by Right    C = Conditional Use    SE = Use by Special Exception



# Zoning Ordinance



**±6,027 SF  
1st FLOOR  
FOR SALE**

**DRIVE-THRU**

**Denton Avenue**

**BUS  
322**

**N Atherton Street 22,146 AADT**



# Zoom Aerial



PennState

±6,027 SF  
1st FLOOR  
FOR SALE

# Local Aerial

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.



Walmart sam's club ROSS DOLLAR TREE  
 HARBOR FREIGHT TOOLS FINE WINE & GOOD SPIRITS Party City  
 BARNES & NOBLE TACO BELL goodwill Valvoline AutoZone

BIG LOTS! JOANN Advance Auto Parts  
 MATTRESS Warehouse Perkins

Wegmans KOHL'S petco

T Mobile Walmart

TRADER JOE'S

TJ-maxx

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NITTANY MALL  
 EST. 1960  
 RURAL KING AMERICA'S FARM & HOME STORE  
 Bally's Dunham's SPORTS

BEST BUY SHERWIN WILLIAMS

weis

GIANT PET SUPPLIES PLUS

GIANT OLLIE'S GOOD STUFF CHEAP  
 SHERWIN WILLIAMS H&R BLOCK  
 Jersey Mike's Firestone

United States Postal Service ACE Hardware

Penn State University Demographics 2023-2024 Enrollment			
42,223	22,800	19,423	9,040
Undergraduates	Men - 54%	Women - 45%	1st Year Students

# Market Aerial

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# Site Photos



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